

Section 4: Building Typologies

A. INTRODUCTION

The following types of buildings are allowed in Downtown Rocklin:

- Type 1: Mixed-Use Buildings Located on Half Blocks that are Adjacent to Residential Districts
- Type 2: Mixed-Use Building Located on Half Blocks that are not Adjacent to a Residential District
- Type 3: Multi-Family Residential Over Podium Parking (Underground and/or Surface)
- Type 4: Townhomes
- Type 5: Cottage Commercial/Multiplex Homes
- Type 6: Single-Family Residential Homes

Not all of the above buildings would be appropriate for certain districts and blocks within Downtown Rocklin. Therefore, the types of buildings that are allowed vary on a block-by-basis. Figure 4 establishes the allowed building typologies for each block within the Downtown. Development standards for each building typology follow Figure 4.

B. PLANNED DEVELOPMENTS

Planned Development Zoning is a mechanism that allows greater creativity and flexibility in environmental design than is possible under the strict application of standard zoning regulations. Planned Development Zoning is required for all development projects on several properties within Downtown Rocklin that have unique geologic, environmental, and cultural resources. These properties include:

- All properties in the Roundhouse Square District
- All properties in the Quarry Park District
- All properties in the Rocklin Road Mixed-Use South District
- The properties in Rocklin Road Mixed-Use North between Grove Street and Meyers Street
- All properties in the Southeast Downtown Residential District (excluding the

construction of a single-family home on an existing lot)

These properties are highlighted on Figure 4.

In addition to the above properties, applicants for projects on other properties within Downtown Rocklin may be granted the right to process a Planned Development application by the Community Development Department. Planned Development Zoning may be appropriate for large and irregular-shaped parcels within the Downtown that are not defined by a regular block pattern or that contain unique environmental, cultural, or geologic resources.

If an applicant chooses to proceed with a Planned Development application, the standards and procedures outlined in Chapter 17.60 (PD Zone) of the Rocklin Zoning Ordinance shall apply. However, the Community Development Department, the Front Street Historic Committee, the Planning Commission, and the Redevelopment Agency/City Council shall utilize all applicable design regulations and design guidelines of this Regulating Code to judge the merit of the proposed Planned Development application.

C. CIVIC BUILDINGS

Civic buildings, including City Hall, the Post Office, libraries, schools, recreation centers, transit centers/stations, and other public use buildings, are of special public importance. In order to provide maximum flexibility for civic buildings, this Regulating Code does not prescribe specific development standards and design regulations for civic buildings, including those that are located inside and outside of the Civic Center District. The design of all civic buildings shall be subject to review and approval by the City Council.

**Figure 4:
Allowed Locations for Building Typologies**



A. Notes/Requirements:

Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

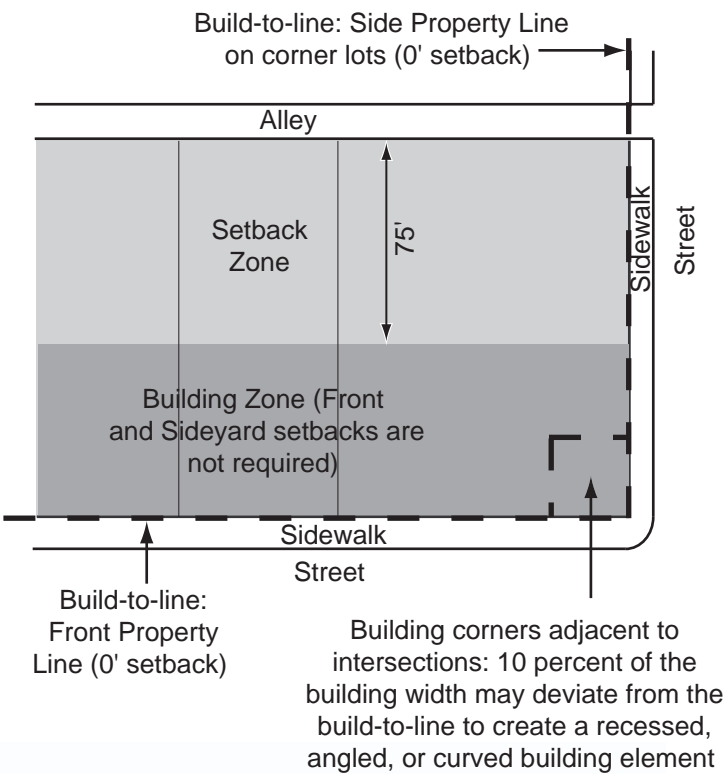
Buildings on Pacific Street: 100% of the lot's width shall be occupied by the front facade of one or more buildings. Exceptions may be granted to provide an 8'-20' pedestrian walkway from the sidewalk to a rear parking lot or internal plaza or pedestrian paseo. No more than two walkways shall be allowed within a block.

Build-to-lines may be setback to create a plaza that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees. When a building is setback for these purposes, the building may extend into the Setback Zone at a length equal to the setback.

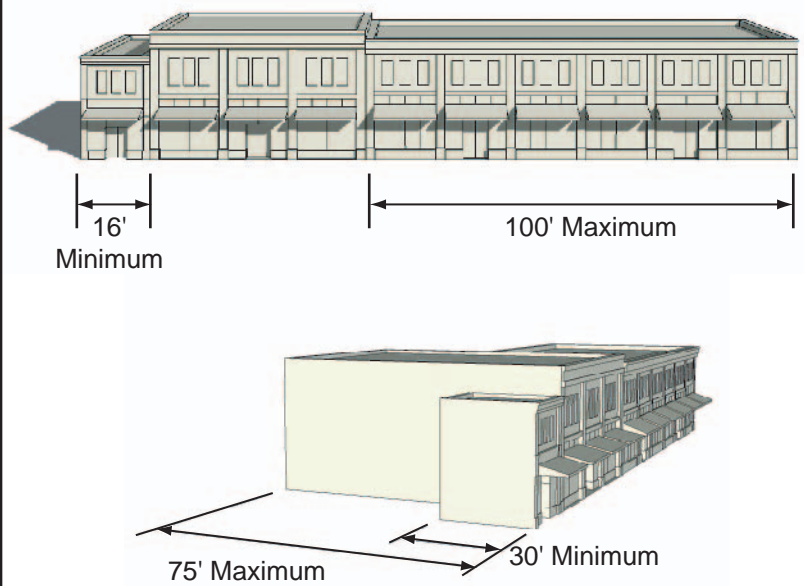
Tower elements are allowed on building corners adjacent to intersections. Towers may extend an additional 12 feet above the maximum allowed building height.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

B. Building Zones, Setback Zones, and Build-to-Lines:



C. Building Width and Depth:

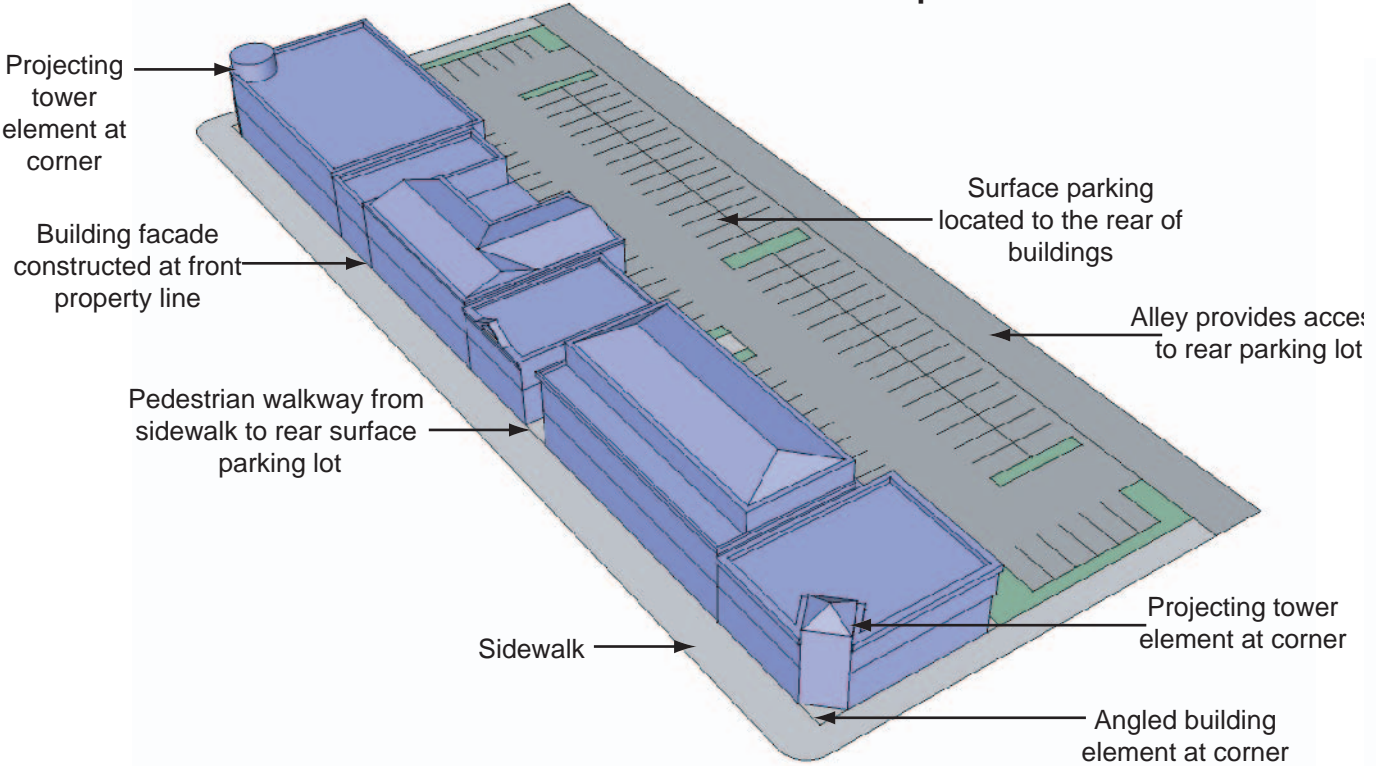


**TYPE 1:
Mixed-Use Buildings located on
Half Blocks that are Adjacent to
Residential Districts**

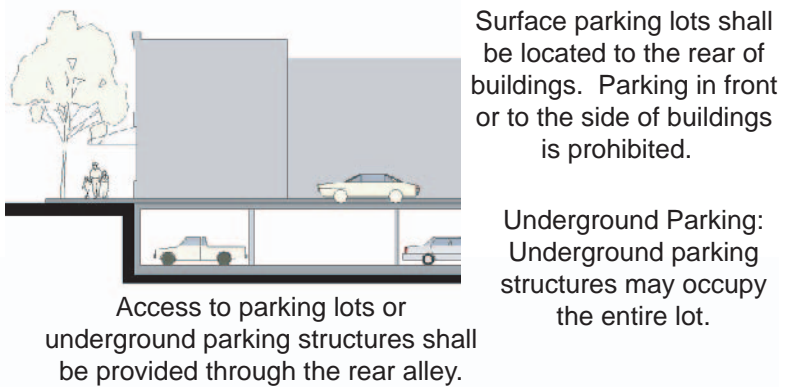
D. Example Photographs:



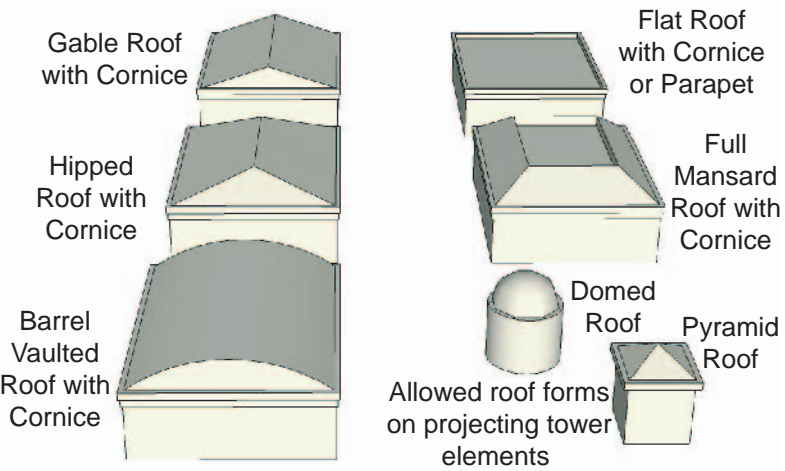
E. Example Block:



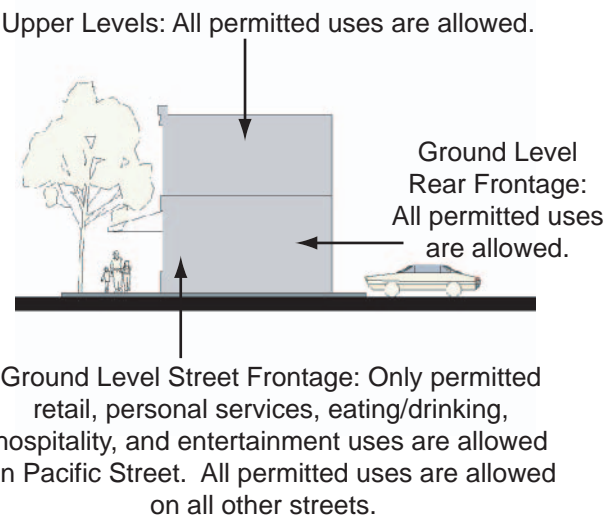
F. Parking Options:



G. Allowed Roof Forms:



H. Allowed Locations of Permitted Uses:



Refer to Table 1 in Section 2.C for a list of all permitted uses.

A. Notes/Requirements:

Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Buildings on Pacific Street: 100% of the lot's width shall be occupied by the front facade of one or more buildings. Exceptions may be granted to provide an 8'-20' pedestrian walkway from the sidewalk to a rear parking area or internal plaza or pedestrian paseo. No more than two walkways shall be allowed within a block.

Build-to-lines may be setback to create a plaza that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees.

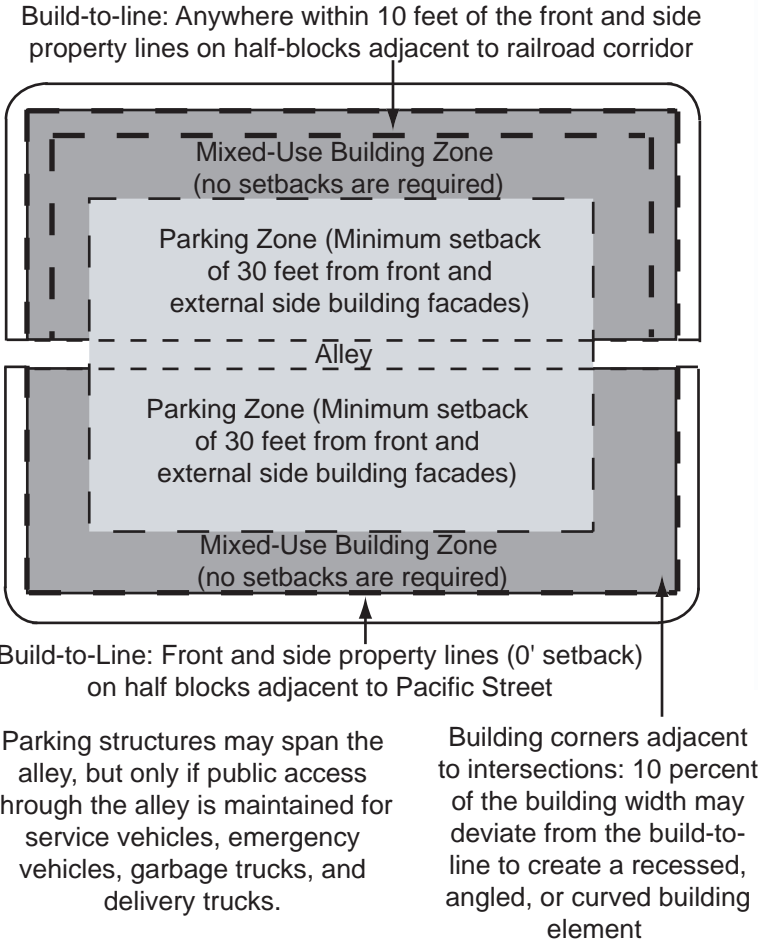
Tower elements are allowed on building corners adjacent to intersection. Towers may extend an additional 12 feet above the maximum allowed building height.

A mixed-use building shall be provided between the Parking Zone and Pacific Street, Rocklin Road, and Railroad Avenue. Mixed-use buildings shall have a height that will conceal rear parking structures from public views along streets and sidewalks.

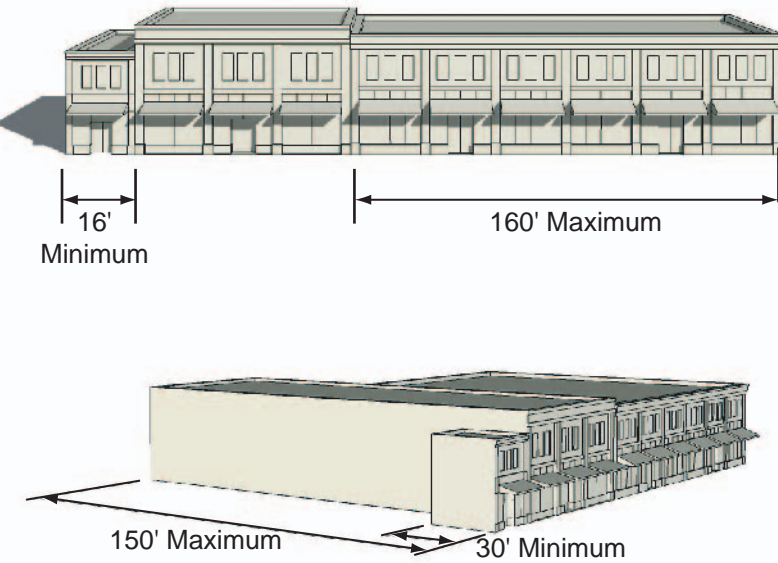
Parking structures may be attached or detached from the mixed-use buildings.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

B. Building Zones, Setback Zones, and Build-to-Lines:



C. Building Width and Depth (Mixed-Use Building):

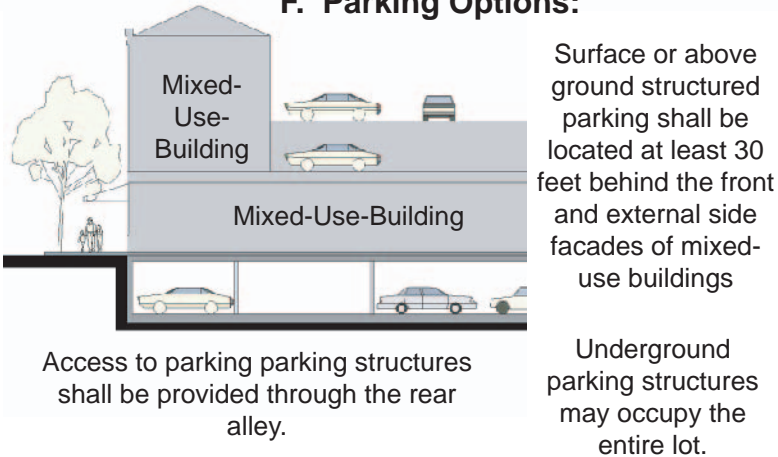


TYPE 2:
Mixed-Use Buildings Located on Half Blocks that are not Adjacent to a Residential District

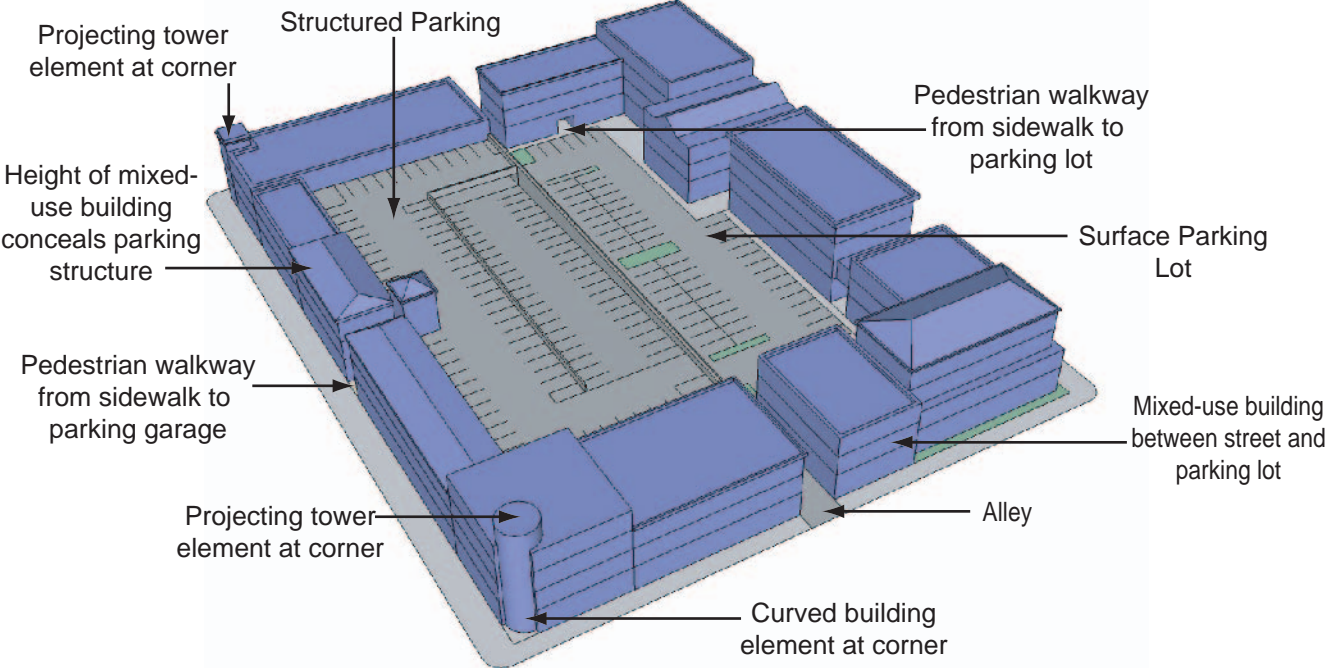
D. Example Photographs:



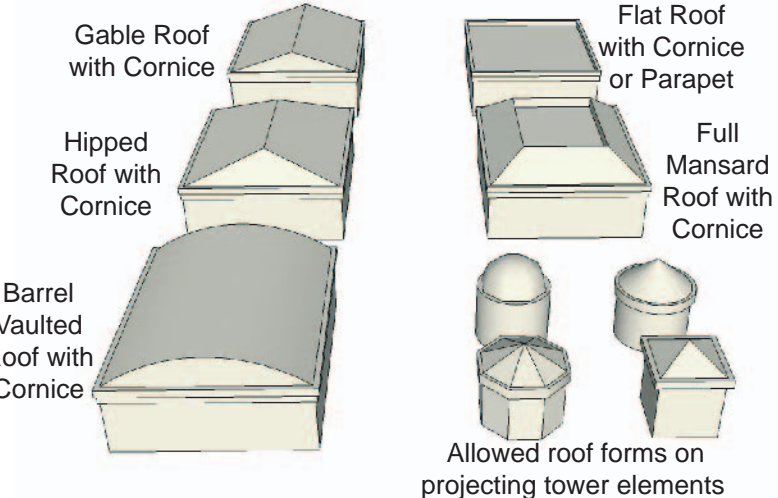
F. Parking Options:



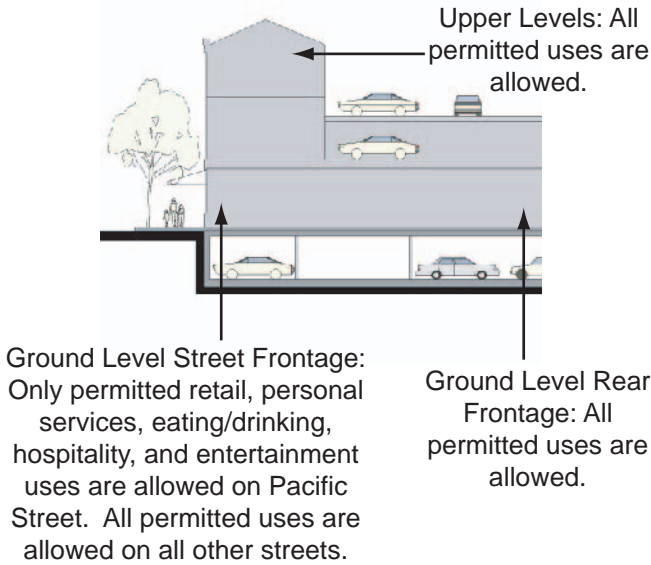
E. Example Block:



G. Allowed Roof Forms:



H. Allowed Locations of Permitted Uses:



Refer to Table 1 in Section 2.C for a list of all permitted uses.